SPECIAL MAGISTRATE-VARIANCE/SPECIAL EXCEPTION/CODE ENFORCEMENT MEETING AGENDA

Monday, May 22, 2023 at 2:00 PM
Commission Chambers - 300 Municipal Drive

Meetings will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.

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1. CALL TO ORDER

2. PUBLIC COMMENT

Public participation is encouraged. If you are addressing the Special Magistrate, step to the podium and state your name and address for the record. Please limit your comments to three (3) minutes and do not include any topic that is on the agenda.

Public comment on agenda items will be allowed when they come up.

For any quasi-judicial hearings that might be on the agenda, an affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Director, not less than five days prior to the hearing.

3. SPECIAL MAGISTRATE STATEMENT

4. ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES

5. NEW BUSINESS

A. SE 2023-01

B. CE-22-0050 - 530 Lillian Dr.

6. OLD BUSINESS

A. Case# 2022.3387 - 13227 2nd St. E

7. ADJOURNMENT

One or more Elected or Appointed Officials may be in attendance.

Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the minutes to be transcribed verbatim; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation to participate in this meeting should call Linda Portal, Community Development Director at 727-391-9951, ext. 255 or fax a written request to 727-399-1131.

SPECIAL MAGISTRATE – SPECIAL EXCEPTION USE REQUEST

SE 2023-01

Staff Report and Recommendation
Special Magistrate Meeting – May 22, 2023

Application:	SE 2023-01
Applicant:	UPP Global, LLC
Property Owner(s):	JPV Hotel Property, LLC
Property Address(s):	129th Ave E, Boardwalk Pl E, 146 Boardwalk Pl E, 204 Boardwalk Pl E, 206 Boardwalk Pl E, 210 Boardwalk Pl E, 214 Boardwalk Pl E
Parcel ID(s):	15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200
Legal Description:	Lots 2, 3, 4, 5, 6, 7, 8, 9, 14, 15, 16, 17, 18, 19, 20, Block 1, Mitchell's Beach John's Pass, Plat Book 3, Page 54
Zoning/Future Land Use:	C-1, Tourist Commercial Zoning District/Commercial General

Request: The approval of SE 2023-01 to allow a stand-alone parking lot as a principal use pursuant to Sec. 110-259(6) upon compliance with other requirements of the Madeira Beach Code of Ordinances related to off-street parking areas.

Specific Code Provision: DIVISION 5. - C-1, TOURIST COMMERCIAL Sec. 110-259. - Special exception uses. (6) Stand-alone parking lots and parking garages as a principal use.

I. Background

The applicant, UPP Global, LLC is applying for a Special Exception Use to operate a stand-alone parking lot. The property is in the C-1, Tourist Commercial Zoning District

and has the Future Land Use of Commercial General. A parking lot as a primary use of the property is an allowed Special Exception Use in the C-1 Zoning District.

II. Special Exception Use

(1) That the use is a permitted special use.

Findings: In the Madeira Beach Code of Ordinances, Division 5. - C-1, Tourist Commercial Sec. 110-259. - Special exception uses. (6) allows for a stand-alone parking lot to be a permitted use with the approval of a Special Exception Use by the Special Magistrate.

(2) That the use is so designed, located and proposed to be operated that the public health, safety, welfare, and convenience will be protected.

Findings: The C-1, Tourist Commercial Zoning District has commercial establishments focused on tourism and some temporary lodging dwelling units. A parking lot would not negatively impact public health, safety, welfare, and convenience. The applicant would be required to bring the parking lot into compliance with the drainage requirements in Chapter 98 – Natural Resources.

(3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

Findings: Most of the nearby properties are commercial uses and they are oriented towards tourism. A stand-alone parking lot as a primary use of the property would not hurt the value of other nearby properties. Many of the nearby properties have limited space for off-street parking. A stand-alone parking lot would help create additional off-street parking opportunities for customers using nearby businesses.

(4) That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.

Findings: The nearby properties are commercial uses and oriented towards tourism. A stand-alone parking lot would be compatible with the adjoining development and fit the character of the C-1 Zoning District.

(5) That adequate landscaping and screening is provided as required in the land development regulations, or otherwise required.

Findings: The property owner will be required to bring the parking lot into compliance with the off-street parking requirements located in Chapter 110 – Zoning Article VII. - Off-Street Parking and Loading, and the landscaping requirements in Chapter 106 – Vegetation Article II. – Landscaping.

(6) That adequate off-street parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

Findings: The primary use of the property would be for off-street parking. The parking lot must meet the driveway requirements in Chapter 58 – Streets, Sidewalks, and Other Public Places, Article II. -Sidewalks and Driveways.

(7) That the use conforms with all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.

Findings: The proposed Special Exception Use would conform with all applicable regulations governing the C-1 Zoning District. The applicants will be required to bring the parking lot into compliance with all of the applicable requirements for off-street parking areas and landscaping.

(8) If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.

Findings: An additional variance would not be needed for the proposed Special Exception Use. Stand-alone parking as a primary use of a property in the C-1 Zoning District is allowed with an approved Special Exception Use without needing an additional variance.

(9) Special exception use will not grant the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.

Findings: Any property within the C-1 Tourist Commercial Zoning District can apply for a Special Exception Use to allow for a stand-alone parking lot as a principal permitted use of the property. Granting a Special Exception Use would not grant the land more privilege than the best use available in a zone where the proposed Special Exception Use would be a principal permitted use.

(10) No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines, or penalties owed to the city by the applicant or the owner or possessor of the property under any section of the Code.

Findings: There is currently an open code violation case for use and failure to comply with the off-street parking requirements. No fines have been levied because the applicant is in the process of resolving the code violation. The applicant must receive approval of the Special Exception Use to resolve the outstanding code violation and then the applicant would be able to apply for a building permit to bring the parking lot into compliance.

III. Staff Recommendation:

Staff recommends the approval of SE 2023-01 subject to the following conditions:

- The stand-alone parking lot must be brought into compliance with the off-street parking requirements located in Chapter 110 – Zoning Article VII. - Off-Street Parking and Loading
- The parking lot must meet the landscaping requirements located in Chapter 106 – Vegetation Article II. – Landscaping. The Special Exception Use
- The stand-alone parking lot must adhere to the drainage requirements in Chapter 98 – Natural Resources.
- The stand-alone parking lot must meet the driveway requirements in Chapter 58 – Streets, Sidewalks, and Other Public Places, Article II. -Sidewalks and Driveways.
- An approved building permit will be required to bring the parking lot into compliance.

Submitted by:

Andrew Morris
Long Range Planner

Attachments:

1) Application and Attachments
2) Public Notice Mailing and Posting Packet

Special Magistrate Case #: SE 2023-01

MAR30 '23 12: COMMUNITY DEVEL

CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 255 ♦ FAX (727) 399-1131
Email to: planning@madeirabeachfl.gov

SPECIAL MAGISTRATE – ARTICLE IV. - SPECIAL EXCEPTION USES

Application Request for Special Exception Use

Applicant Name: UPP Global

Property Owner Name: JPV HOTEL PROPERTY, LLC

Applicant Address:
496 Congress St.
Portland, ME 04101

Property Owner Address:
410 150th Avenue, Suite H,
Madeira Beach,FL 33708

Telephone: 727-330-4703
Email: bbrookins@uppglobal.com

Telephone: 727-367-3000
Email: wkarns@karnsenterprises.com

Application for the property located at: (Street Address or location of the vacant lot)

Lots 14-20 on 129th Avenue East (no street address) and Lots 2-9 on Boardwalk Place East, including 146, 204, 206, 210, and 214 Boardwalk Place East

Legal Description: Lots 2, 3, 4, 5, 6, 7, 8, 9, 14, 15, 16, 17, 18, 19, 20, Block 1, Mitchell's Beach John's Pass, Plat Book 3, Page 54

Zoning District: C-1

PLEASE ATTACH REQUIRED SUPPORTING MATERIALS:
SITE PLAN, ANSWERS TO CRITERIA QUESTIONS, PICTURES, DEED, SURVEYOR'S SKETCH, DRAWINGS, ETC.

Special Magistrate Case #: SE 2023-01

****For City of Madeira Beach Use Only****

Fee: $1,800.00 ☑ Check # 9824 ☐ Cash ☐ Receipt # _____

Date Received: 3/30/2023 Received by: [illegible]

Special Magistrate Case # Assigned: SE 2023-01

Special Magistrate Hearing Date: _____ ☐ Approved ☐ Denied

_____ Date: 4-4-23

Community Development Staff

_____ Date: _____

Robin Gomez, City Manager

This Special exception use application to the Special Magistrate is requesting permission to:

Allow a stand-alone parking lot as a principal use pursuant to Section 110-259(5) upon compliance with other requirements of the City Code related to off-street parking areas.

Special Magistrate Case #: SE 2023-01

CERTIFICATION

I hereby authorize permission for the Special Magistrate, Building Official and Planning & Zoning Director to enter upon the above referenced premises for purposes of inspection related to this petition.

I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below.

It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the subject property.

I have received a copy of the Special Magistrate Requirements and Procedures (attached), read and understand the reasons necessary for granting a variance and the procedure, which will take place at the Public Hearing.

Appeals. (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

Property Owner's Signature William F. Karns, Manager — *Date* 3-29-2023

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me this 29th day of March, 2023, William F. Karns, Manager appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☒ personally known to me or ☐ has produced _____ as identification.

[SEAL]

CLIFFORD SCOTT BRAINARD
MY COMMISSION EXPIRES DECEMBER 7, 2023
#GG 910369
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Public Notary Signature

NOTICE: Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Sec. 2-506. Special exception uses.

(a) The special magistrate shall hear and decide special exception uses; decide such questions as are involved in determining if special exception uses should be granted; and grant special exception uses with appropriate conditions and safeguards; or to deny special exception uses when not in harmony with the purpose and intent of the city land development regulations.

(b) In considering an application for special exception use, the special magistrate shall consider the "specific requirements" as outlined in chapter 110, article IV.

(c) In granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest and that it meets all conditions set for the requested special exception throughout the Land Development Code. Such decision shall be reached only after receipt of a written report from the city planning official and after the holding of a public hearing. Failure of the city planning official to submit a written report within 30 days after a referral from the special magistrate shall be deemed as recommendation of no objection to the application by the city planning official. In granting any special exception use, the special magistrate, in addition to the standards enumerated in chapter 110, article IV, may prescribe appropriate conditions and safeguards in conformity with this division. Violation of such conditions and safeguards, when made a part of the terms under which the special exception use is granted, shall be deemed a violation of this Code. The special magistrate may prescribe a reasonable time limit within which the action for which the special exception use is required shall begin or be completed or both.

(Ord. No. 1019, § 1, 5-25-04; Ord. No. 1050, § 3, 8-9-05; Ord. No. 1071, § 3(Exh. A, § 2), 2-28-06; Ord. No. 2019-16 , § 1, 6-10-20)

ARTICLE IV. - SPECIAL EXCEPTION USES

Sec. 110-121. – Authorization by special magistrate.

Special exception uses shall be permitted only upon authorization by the special magistrate.

Sec. 110-122. – Denial.

The special magistrate may deny special exception uses when not in harmony with the purpose and intent of the City land development regulations as outlined in this article.

Sec. 110-123. – Reimbursement of expenses.

The applicant shall provide for reimbursement of all expenses incurred by the City, deemed necessary by the city manager or his/her designee, to review and process a special exception use request.

Expenses may include, but are not limited to, any technical, engineering, planning, landscaping, surveying, legal or architectural services, and advertising.

Within 30 days of the date of receipt of any invoice for such services, the applicant shall reimburse the City for such costs. Failure by the applicant to make such reimbursement when due shall delay the release of a development permit until paid.

Sec. 110-124. – Standards and requirements.

(a) In consideration of granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest. The local planning agency shall issue a written report within 30 days after consideration by the local planning agency. In granting any special exception use, the special magistrate, in addition to the standards enumerated in this article, may prescribe appropriate conditions and safeguards, when made a part of the terms under which the special exception use is granted, shall be deemed a violation of

the land development regulations. The special magistrate may prescribe a reasonable time limit within which the action for which the special exception use is required shall commence, be completed, or both.

(b) Such uses shall be found by the special magistrate to comply with the following requirements and other applicable requirements:

(1) That the use is a permitted special use.

(2) That the use is so designed, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected.

(3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

(4) That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.

(5) That adequate landscaping and screening is provided as required in the land development regulations, or otherwise required.

(6) That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

(7) That the use conforms with all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.

(8) If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.

(9) Special exception use will not grant to the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.

(10) No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines for penalties owed to the City by the applicant of the owner or possessor of the property under any section of the code.

Special Magistrate Case #SE2023-1

The subject Property consists of 15 platted lots described as follows:

Lots 2, 3, 4, 5, 6, 7, 8, 9, 14, 15, 16, 17, 18, 19 and 20, Block 1, Mitchell's Beach John's Pass, according to the plat thereof recorded in Plat Book 3, Page 54, of the Public Records of Pinellas County, Florida. Lot 9 has a street address of 146 Boardwalk Place East, and Lot 5 has a street address assigned as 206 Boardwalk Place East. All the other lots are vacant lots. Some have previously assigned street addresses, but others not, and all are vacant.

A copy of a survey delineating the lots is attached to this document.

Responses to Madeira Beach City Code Sec. 110-124(b) - Standards and requirements:

(1) **That the use is a permitted special use**: Section110-259(6) allows a Special Exception use in the C-1 tourist commercial district for stand-alone parking lots and parking garages as a principal use.

(2) **That the use is so designed, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected**: Much of the subject Property has been used as a public parking lot for decades. By 2014, all but Lots 2, 4 and 5 had been cleared of buildings that had fallen into disrepair and were vacant, all being used as a parking lot. In 2021, the current owner purchased the Property and cleared Lot 4 of the building that was no longer usable for retail or other commercial purposes and began using that lot for parking. Lots 2 and 5 still have buildings located on them and are used by tenants of those lots. The John's Pass Village and Boardwalk entertainment development is a tourist commercial/retail development housing dozens of tourism-related businesses which thrive only when patrons can visit the development. Parking within John's Pass Village and the general surrounding area is in short supply, and customers have to make decisions concerning their visit to the development based largely on whether they can find parking convenient to the businesses. Without this parking lot, many visitors would have to park in remote parking lots across Gulf Boulevard, and then cross Gulf Boulevard on foot to access the businesses and facilities within John's Pass Village, both putting pedestrians in harm's way and interrupting the flow of traffic on a major roadway. The use of this Property as a parking lot not only protects,

but promotes public health, safety, welfare and convenience, by making safe and accessible parking available to visitors within the development and close to the businesses and facilities of John's Pass Village.

(3) **That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located**: The properties surrounding the subject Property are all tourism-related business establishments that rely on public visitors and thrive only if there is sufficient accessible parking for potential customers. Not only does the use of the Property for parking not cause substantial injury to the value of other property in the neighborhood, it significantly enhances that value of the businesses being operated on those properties.

(4) **That the use will be compatible with adjoining development and the proposed character of the district where it is to be located**: The adjoining development and character of John's Pass Village and Boardwalk is tourism-related business and entertainment activities. Very few of the properties within the district have any on-site parking, so parking for visitors is crucial to the success of the district. Use of the subject Property for public parking for visitors to the district is not only compatible with, but critical to, the existing uses in the development.

(5) **That adequate landscaping and screening is provided as required in the land development regulations, or otherwise required**: All requirements of the City's land development regulations with regard to the maintenance of a parking lot will be followed, including all landscaping and screening requirements.

(6) **That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets**: The use of the subject Property is for off-street parking, and there is adequate loading provided to allow vehicles to exit the public streets. There are several locations of ingress and egress into and out of the parking lot along 129th Avenue and Boardwalk Place East, which allow for minimum interference with traffic on those streets.

(7) **That the use conforms with all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments**: The use of the subject Property as a parking lot conforms with all applicable regulations governing the C-1 tourist commercial district.

(8) **If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application**: No variance from district regulations is being requested.

(9) **Special exception use will not grant to the land more privilege than the best use available in a zone where the special exception use would be a principal permitted use**: The applicant is not requesting any privilege that would be beyond the best use available in the C-1 Zoning district.

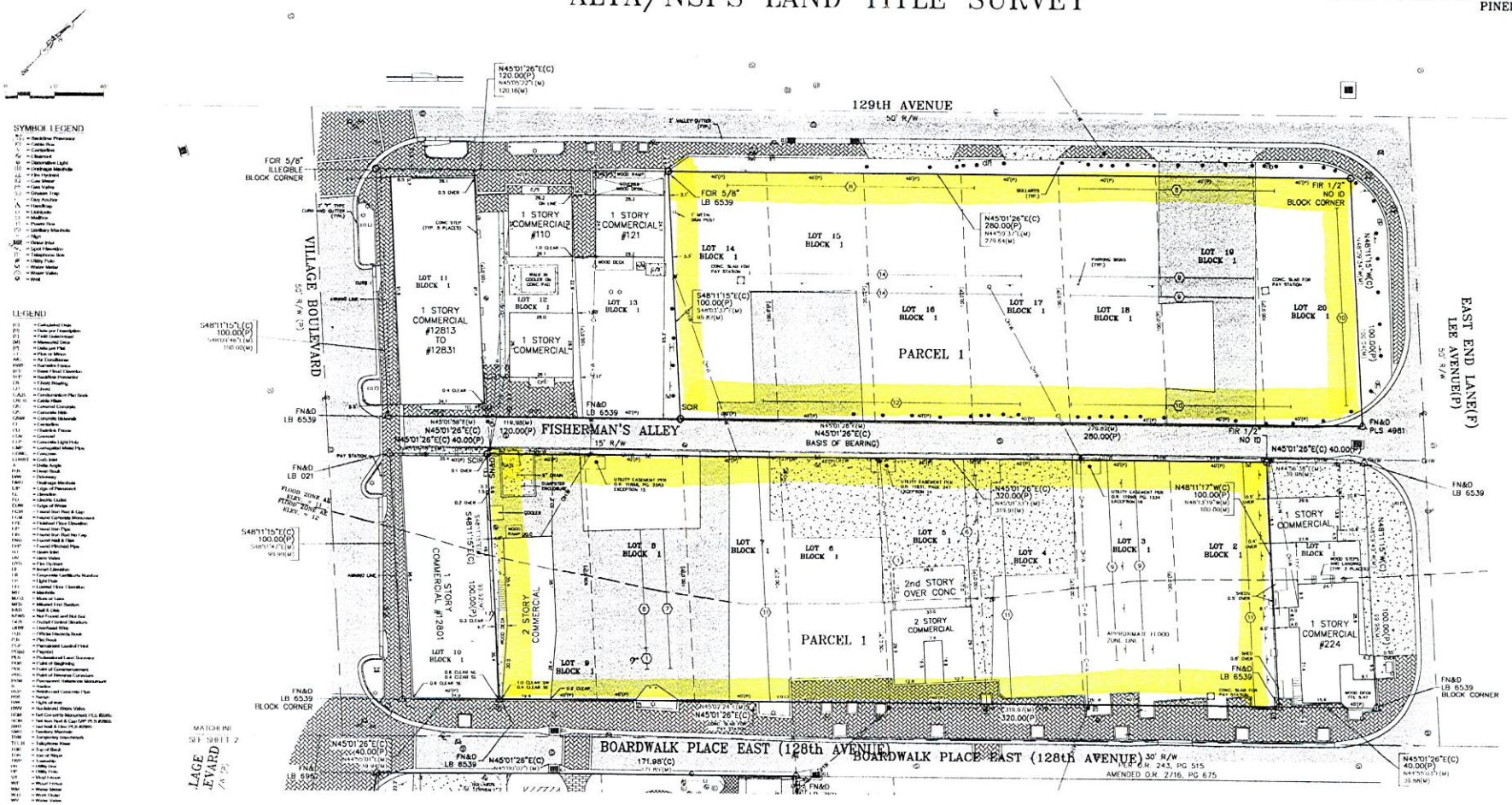
(10) **No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines for penalties owed to the City by the applicant or the owner or possessor of the property under any section of the code**: Neither the applicant, nor the owner of the subject Property is delinquent in payment of any charges, fees, interest, fines for penalties owed to the City.

NOTE: THAT THIS DRAWING MAY HAVE BEEN ALTERED IN SCALE BY REPRODUCTION

W.O. 6330

ALTA/NSPS LAND TITLE SURVEY

SECTION 15, TOWNSHIP 31 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA



SYMBOL LEGEND

LEGEND

LINE LEGEND

NAMES OF ADJOINING OWNERS

LOT 1: FISHRUNNER LLC
LOT 10: NJF PROPERTIES, INC.
LOT 11: MERMAID HOLDINGS LLC
LOT 12: MERMAID HOLDINGS LLC
LOT 13: NJF PROPERTIES, INC.

(1) PARKING SPACES

CERTIFICATION:

To: 1. NORTH B PARTNERS, LLC
2. FIRST AMERICAN TITLE INSURANCE COMPANY
3. JOHN'S PASS VILLAGE, LLC
4. MACFARLANE FERGUSON & McMULLEN

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11, 13, 14, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 18, 2021.

DATE OF PLAT OR MAP: MARCH 1, 2021

DANIEL J. LEE, P.L.S. FLA. REG. No. 2865
MARCH 1, 2021

AN UNSIGNED SURVEY DRAWING IS FOR INFORMATIONAL PURPOSES ONLY

AN UNSIGNED SURVEY DRAWING IS FOR INFORMATIONAL PURPOSES ONLY

W.O. # 6330	FIELD DATE: FEBRUARY 18, 2021
DRAWN BY: EJ	
CHECKED BY: DJL	
SCALE: 1" = 30'	
FIELD BOOK / PAGE(S): 5-30/26-27	
SHEET 1 OF 4	

GEODATA SERVICES INC.
1166 KAPP DRIVE
CLEARWATER, FL 33765
PHONE: (727) 447-1763
LB 7466

© 2012 GEODATA SERVICES, INC.

Item 5A.

PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST HEARING

CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **Monday, May 22, 2023**, **at 2:00p.m.**, at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST

Application: SE 2023-01
Applicant(s): UPP Global, LLC
Property Owner(s): JPV Hotel Property, LLC
Property Address: 129th Ave E, Boardwalk Pl E, 146 Boardwalk Pl E, 204 Boardwalk Pl E, 206 Boardwalk Pl E, 210 Boardwalk Pl E, 214 Boardwalk Pl E
Parcel ID: 15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200
Legal Description: Lots 2, 3, 4, 5, 6, 7, 8, 9, 14, 15, 16, 17, 18, 19, 20, Block 1, Mitchell's Beach John's Pass, Plat Book 3, Page 54
Zoning:C-1, Tourist Commercial Zoning District
Future Land Use: Commercial General
Request: The approval of SE 2023-01 to allow a stand-alone parking lot as a principal use pursuant to Sec. 110-259(6) upon compliance with other requirements of the Madeira Beach Code of Ordinances and Land Development Regulations related to off-street parking areas.
Specific Code Provisions: DIVISION 5. - C-1, TOURIST COMMERCIAL Sec. 110-259. - Special exception uses. (6) Stand-alone parking lots and parking garages as a principal use.

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comment to planning@madeirabeachfl.gov. *Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-*

examine all witnesses by filing a notice of intent to be a party with the Community Developm Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The application for SE 2023-01 is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

Posted: May 10, 2023, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library

View more information about this application at https://madeirabeachfl.gov/plan-review-documents/

City Of Madeira Beach FLORIDA

CITY OF MADEIRA BEACH, FLORIDA PINELLAS COUNTY

NOTICE OF INTENT TO BE AN AFFECTED PARTY

Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the City Community Development Department not less than five days prior to commencement of the hearing. The completed and signed form may be emailed or submitted in person to the following:

Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708

Email: planning@madeirabeachfl.gov
727-391-9951

AFFECTED PERSON INFORMATION

Name: _____

Address: _____

_____

Telephone: _____ Fax: _____

Email: _____

APPLICATION INFORMATION

Case No(s). or Application No(s)., whichever apply: _____

_____

_____

Applicant's Name: _____

_____ _____

Signature of Affected Person Date

City Of Madeira Beach FLORIDA

AFFIDAVIT OF MAILING

Date: 5/10/2023

Mailings for Case # SE-2023-01

Before me this day Andrew Morris personally appeared. He/she has mailed public notices to property owners within a 300 foot radius of the subject property.

Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 10th day of May, 2023.

Personally known or produced _____ as identification.

Notary Public

LISA SCHEUERMANN
Notary Public-State of Florida
Commission # HH 113471
My Commission Expires
April 05, 2025

Notary Public Stamp

5/10/2023

Date

*Copy of public notice is attached.

City Of Madeira Beach FLORIDA

AFFIDAVIT OF POSTING

Date: 5/10/23

Postings for: SE 2023-01

Before me this day Andrew Morris personally appeared. He/she has posted public notices at the locations indicated in the notice document(s).

Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 10th day of May, 2023.

Personally known or produced _____ as identification.

Lisa Scheuermann
Notary Public

5/10/2023
Date

LISA SCHEUERMANN
Notary Public-State of Florida
Commission # HH 113471
My Commission Expires
April 05, 2025

*Copy of public notice is attached.

CHOUINARD, BRENDA M
303 129TH AVE E
MADEIRA BEACH, FL 33708-2613

NGUYEN, SON
12801 EAST END LN
MADEIRA BEACH, FL 33708-2785

MAYNARD LEE PROPERT
413 CROSSWINDS DR
PALM HARBOR, FL 34683-1306

CKB HOMES LLC
4567 HARBOR HILLS DR
LARGO, FL 33770-4035

GOMEZ, AGUELIO R
322 129TH AVE E
MADEIRA BEACH, FL 33708-2614

PHONGSAVATH, TONH
318 129TH AVE E
MADEIRA BEACH, FL 33708-2614

FOWLER, RICHARD E EST
314 129TH AVE E
MADEIRA BEACH, FL 33708-2776

PAIRODOCS LLC 310 SERIES
149 OAK KNOLL TER
HIGHLAND PARK, IL 60035-5320

ESTATE BROTHERS LLC
149 OAK KNOLL TER
HIGHLAND PARK, IL 60035-5320

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH, FL 33708-4600

LKN2 SAGE GROUP LLC
15905 CAPRI DR
JERSEY VILLAGE, TX 77040-1202

R N J MADEIRA BEACH INC
1017 GRAND CT
HIGHLAND BEACH, FL 33487-5306

JPV HOTEL PROPERTY LLC
410 150TH AVE STE H
MADEIRA BEACH, FL 33708-2000

N J E PROPERTIES INC
PO BOX 14433
TALLAHASSEE, FL 32317-4433

MERMAID HOLDINGS LLC
12831 VILLAGE BLVD
MADEIRA BEACH, FL 33708-2654

FISHRUNNER LLC
14041 E PARSLEY DR
MADEIRA BEACH, FL 33708-2301

J W B M B HOLDINGS LLC
429 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2457

CRITELLI FAMILY LIVING TRUST
8162 TERRACE GARDEN DR N UNIT 102
ST PETERSBURG, FL 33709-1055

JPV RESTAURANT PROPERTY LLC
410 150TH AVE STE H
MADEIRA BEACH, FL 33708-2000

PERSHING ENTERPRISES LLC
19817 GULF BLVD UNIT 608
INDIAN SHORES, FL 33785-2397

FL INT IMP FUND TRE
555 SE ST LUCIE BLVD
STUART, FL 34996-1320

FL INT IMP FUND TRE
8162 TERRACE GARDEN DR N UNIT 102
ST PETERSBURG, FL 33709-1055

BOARDWALK PLACE PROPERTIES LLC
410 150TH AVE STE H
MADEIRA BEACH, FL 33708-2000

LUPER REAL ESTATE INC
7262 SAWGRASS POINT DR N
PINELLAS PARK, FL 33782-4202

DE LOSAS PIZZA & RESTAURANT
12800 VILLAGE BLVD
MADEIRA BEACH, FL 33708-2653

111 BOARDWALK LLC
10225 ULMERTON RD STE 12A
LARGO, FL 33771-3520

MENNA'S LANDING OWNER'S ASSN INC
9334 SILVERTHORN RD
SEMINOLE, FL 33777-3163

J E H INVESTMENTS LLC
4200 4TH ST N STE 3
ST PETERSBURG, FL 33703-4735

MADEIRA BEACH, CITY OF
300 MUNICIPAL DR
MADEIRA BEACH, FL 33708-1916

JOHN'S PASS PLAZA LLC
10225 ULMERTON RD STE 12A
LARGO, FL 33771-3520

PELICAN BAY APTS & MARINA LLC
12971 PELICAN LN
MADEIRA BEACH, FL 33708-2782

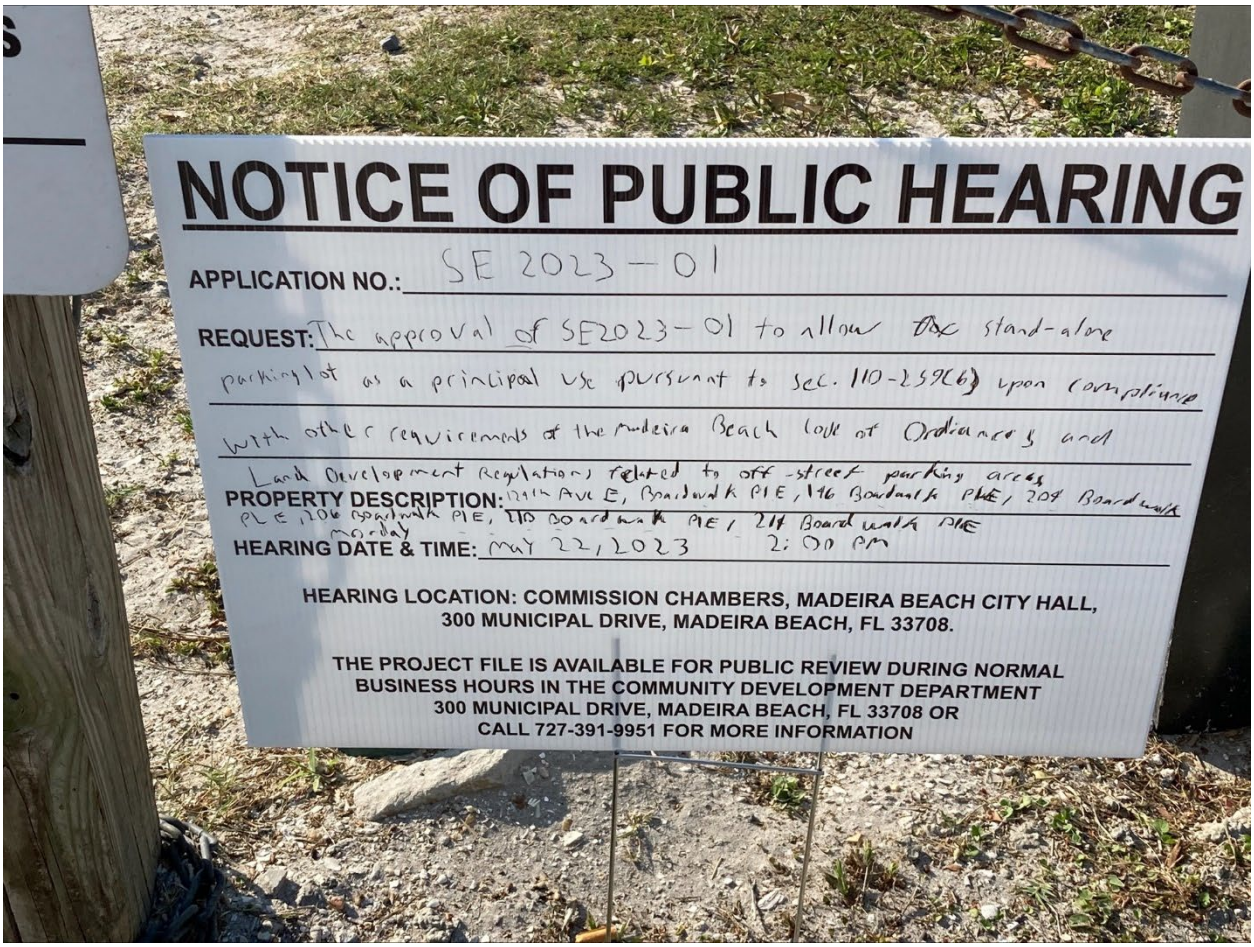
PELICAN BAY APARTMENTS & MARINA LLC
12971 PELICAN LN
MADEIRA BEACH, FL 33708-2782

EINY, MORDECHA
7050 W PALMETTO PARK RD STE15-277
BOCA RATON, FL 33433-3426

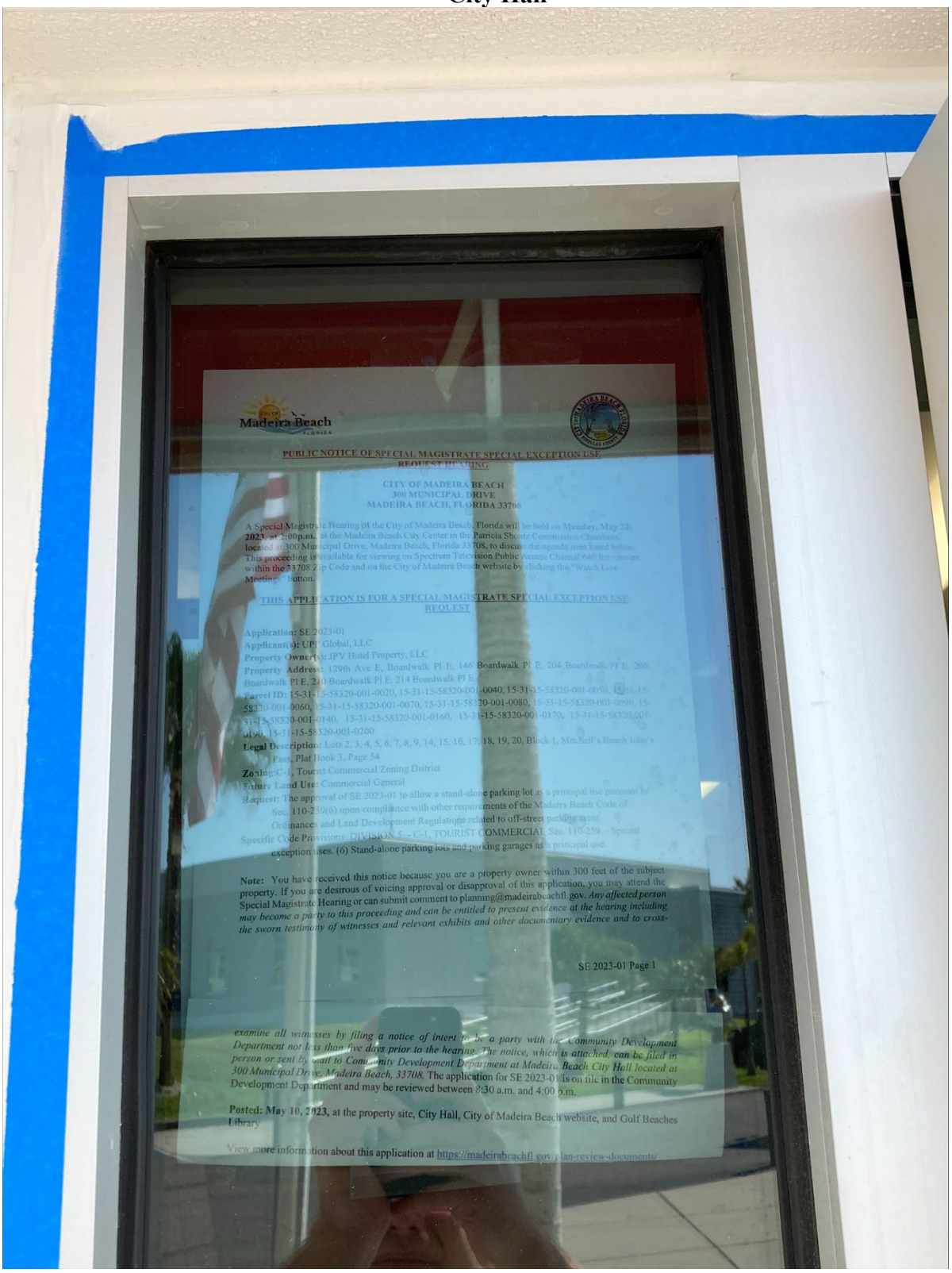
WHITLATCH, JAMES
330 129TH AVE E APT 1
ST PETERSBURG, FL 33708-2771

MADEIRA BEACH HOLDING LLC
3217 S DALE MABRY HWY
TAMPA, FL 33629-7815

Location for SE 2023-01



City Hall



Madeira Beach
FLORIDA

PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST HEARING

CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **Monday, May 22, 2023, at 2:00p.m.** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST

Application: SE 2023-01
Applicant(s): UPT Global, LLC
Property Owner(s): JPV Hotel Property, LLC
Property Address: 129th Ave E, Boardwalk Pl E, 146 Boardwalk Pl E, 204 Boardwalk Pl E, 206 Boardwalk Pl E, 210 Boardwalk Pl E, 214 Boardwalk Pl E
Parcel ID: 15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200
Legal Description: Lots 2, 3, 4, 5, 6, 7, 8, 9, 14, 15, 16, 17, 18, 19, 20, Block 1, Mitchell's Beach Joim's Pass, Plat Book 3, Page 54
Zoning: C-1, Tourist Commercial Zoning District
Future Land Use: Commercial General
Request: The approval of SE 2023-01 to allow a stand-alone parking lot as a principal use pursuant to Sec. 110-259(6) upon compliance with other requirements of the Madeira Beach Code of Ordinances and Land Development Regulations related to off-street parking areas.
Specific Code Provisions: DIVISION 5. - C-1, TOURIST COMMERCIAL Sec. 110-259. - Special exception uses. (6) Stand-alone parking lots and parking garages as a principal use

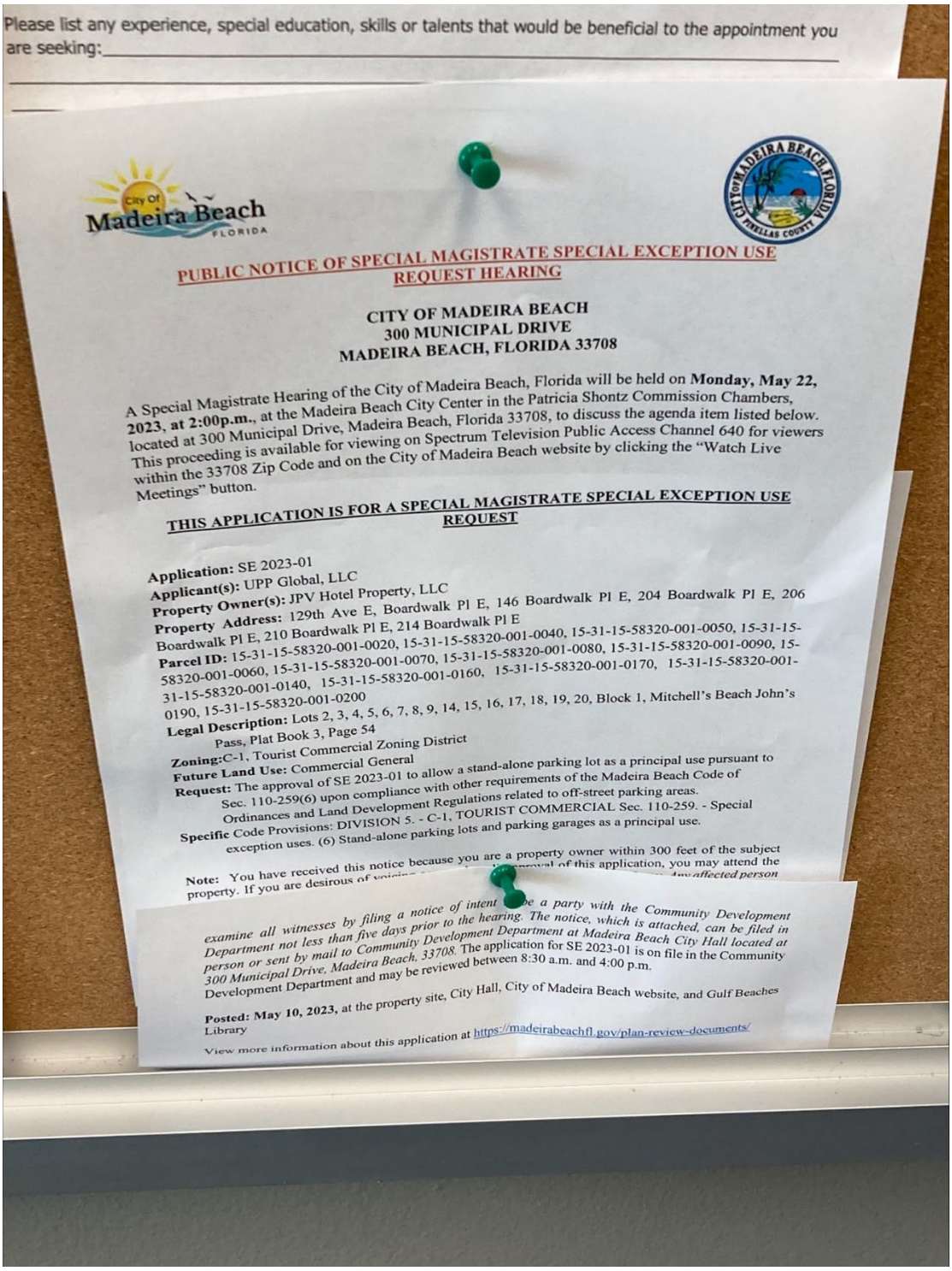
Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comment to planning@madeirabeachfl.gov. *Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708.* The application for SE 2023-01 is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

SE 2023-01 Page 1

Posted: May 10, 2023, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library

View more information about this application at https://madeirabeachfl.gov/plan-review-documents/

Gulf Beaches Public Library



Please list any experience, special education, skills or talents that would be beneficial to the appointment you are seeking:

City Of Madeira Beach FLORIDA

CITY OF MADEIRA BEACH FLORIDA PINELLAS COUNTY

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300 MUNICIPAL DRIVE
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examine all witnesses by filing a notice of intent [illegible] be a party with the Community Development Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The application for SE 2023-01 is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

Posted: May 10, 2023, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library

View more information about this application at https://madeirabeachfl.gov/plan-review-documents/

City Website

Plan Review Documents

SE 2023-01

Public Notice SE 2023 01

SE 2023 01 Application And Attachments

Item 5B.

Interactive Map of this parcel | Sales Query | Back to Query Results | New Search | Tax Collector Home Page | Conta

10-31-15-19980-000-0590

Compact Property Record Card

Tax Estimator **Updated May 10, 2023** Email Print Radius Search FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
DE CANDIDO, GABRIEL A TRE DE CANDIDO, PATRICIA H TRE DE CANDIDO, GABRIEL A & PATRICIA H REV TRUST 12521 FRANK DR N SEMINOLE FL 33776-1717	530 LILLIAN DR MADEIRA BEACH

Property Use: 0110 (Single Family Home) Current Tax District: MADEIRA BEACH (MB) Total Living: SF: 1,490 Total Gross SF: 2,394 Total Living Units:1

[click here to hide] **Legal Description**

CRYSTAL ISLAND 1ST ADD LOT 59

Tax Estimator **File for Homestead Exemption**

Exemption	2023	2024
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

2023 Parcel Use

Homestead Use Percentage: 0.00%

Non-Homestead Use Percentage: 100.00%

Classified Agricultural: No

Parcel Information **Latest Notice of Proposed Property Taxes (TRIM Notice)**

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
21277/0768	**$760,200** Sales Query	121030278022	A	Current FEMA Maps	53/35

2022 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	**$651,698**	**$481,609**	**$481,609**	**$651,698**	**$481,609**

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	No	$505,478	$437,826	$437,826	$505,478	$437,826
2020	No	$398,914	$398,914	$398,914	$398,914	$398,914
2019	No	$379,543	$379,543	$379,543	$379,543	$379,543
2018	No	$381,639	$356,297	$356,297	$381,639	$356,297
2017	No	$355,007	$323,906	$323,906	$355,007	$323,906
2016	No	$304,604	$294,460	$294,460	$304,604	$294,460
2015	No	$267,691	$267,691	$267,691	$267,691	$267,691
2014	No	$251,328	$251,328	$251,328	$251,328	$251,328
2013	No	$255,797	$255,797	$255,797	$255,797	$255,797
2012	No	$239,358	$239,358	$239,358	$239,358	$239,358
2011	No	$221,760	$221,760	$221,760	$221,760	$221,760
2010	No	$246,752	$246,752	$246,752	$246,752	$246,752
2009	No	$311,174	$311,174	$311,174	$311,174	$311,174
2008	No	$378,500	$378,500	$378,500	$378,500	$378,500
2007	No	$426,100	$426,100	$426,100	N/A	$426,100
2006	No	$451,000	$451,000	$451,000	N/A	$451,000
2005	No	$352,300	$352,300	$352,300	N/A	$352,300
2004	No	$319,700	$319,700	$319,700	N/A	$319,700
2003	No	$268,700	$268,700	$268,700	N/A	$268,700
2002	No	$223,500	$223,500	$223,500	N/A	$223,500
2001	No	$177,000	$177,000	$177,000	N/A	$177,000
2000	No	$148,200	$148,200	$148,200	N/A	$148,200
1999	No	$135,200	$135,200	$135,200	N/A	$135,200
1998	No	$129,500	$129,500	$129,500	N/A	$129,500
1997	No	$138,500	$138,500	$138,500	N/A	$138,500
1996	No	$135,400	$135,400	$135,400	N/A	$135,

Item 5B.

2022 Tax Information

2022 Tax Bill Tax District: MB

2022 Final Millage Rate 16.2571

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.

Ranked Sales (What are Ranked Sales?) See all transactions

Sale Date	Book/Page	Price	Q/U	V/I
Dec 1985	06128 / 1924	$109,000	Q	
1979	04873 / 0220	$83,000	Q	
1978	04643 / 0418	$60,000	Q	

2022 Land Information

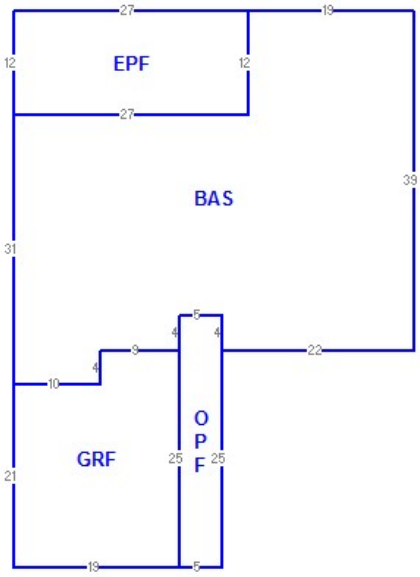
Seawall: Yes Frontage: Canal/River View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	60x115	11000.00	60.0000	1.0918	$720,588	FF

[click here to hide] 2023 Building 1 Structural Elements Back to Top

Site Address: 530 LILLIAN DR

Building Type: **Single Family**
Quality: **Average**
Foundation: **Continuous Footing Poured**
Floor System: **Slab On Grade**
Exterior Wall: **Concrete Block**
Roof Frame: **Gable Or Hip**
Roof Cover: **Concrete Tile/Metal**
Stories: **1**
Living units: **1**
Floor Finish: **Carpet/Hardtile/Hardwood**
Interior Finish: **Drywall/Plaster**
Fixtures: **6**
Year Built: **1960**
Effective Age: **45**
Heating: **Central Duct**
Cooling: **Cooling (Central)**



Compact Property Record Card

Open plot in New Window

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Open Porch (OPF)	0	145
Garage (GRF)	0	435
Enclosed Porch (EPF)	0	324
Base (BAS)	1,490	1,490
	Total Living SF: **1,490**	Total Gross SF: **2,394**

[click here to hide] 2023 Extra Features

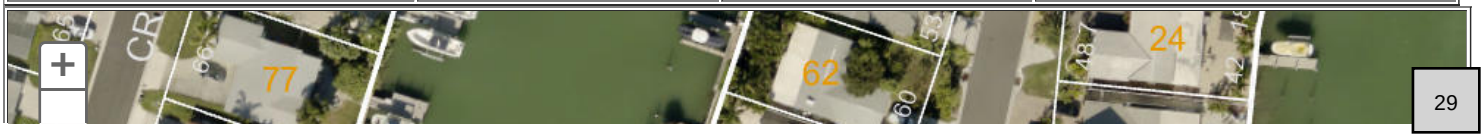
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year

No Extra Features on Record

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
128	ROOF	16 Dec 2015	$0
97508	DOCK	05 Sep 1997	$1,000
P2487197	DOCK	02 Sep 1997	$0



Item 5B.

If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close and restart your web browser.

Interactive Map of this parcel | Map Legend | Sales Query | Back to Query Results | New Search | Tax Collector Home Page | Contact Us

2022 REAL ESTATE TAX

Charles W. Thomas, CFC, Pinellas County Tax Collector

P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

Notice of Ad Valorem Taxes and Non-Ad Valorem Ass

Pay online at **pinellastaxcollector.gov**
• E-check - no fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2022				
Pay this Amount	$8,490.05				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R115295		MB

PARCEL NO.: 10/31/15/19980/000/0590
SITE ADDRESS: 530 LILLIAN DR, MADEIRA BEACH
PLAT: 53 PAGE: 35
LEGAL:
CRYSTAL ISLAND 1ST ADD
LOT 59

DE CANDIDO, GABRIEL A TRE
DE CANDIDO, PATRICIA H TRE
12521 FRANK DR N
SEMINOLE, FL 33776-1717

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	481,609	0	481,609	2,282.73
HEALTH DEPARTMENT	0.0790	481,609	0	481,609	38.05
EMS	0.8775	481,609	0	481,609	422.61
SCHOOL-STATE LAW	3.2150	651,698	0	651,698	2,095.21
SCHOOL-LOCAL BD.	2.7480	651,698	0	651,698	1,790.87
MADEIRA BEACH	2.7500	481,609	0	481,609	1,324.42
SW FLA WTR MGMT.	0.2260	481,609	0	481,609	108.84
PINELLAS COUNTY PLN.CNCL.	0.0210	481,609	0	481,609	10.11
JUVENILE WELFARE BOARD	0.8508	481,609	0	481,609	409.75
SUNCOAST TRANSIT AUTHORITY	0.7500	481,609	0	481,609	361.21
TOTAL MILLAGE	16.2571			GROSS AD VALOREM TAXES	$8,843.80

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	$0.00

TAXES BECOME DELINQUENT APRIL 1ST COMBINED GROSS TAXES AND ASSESSMENTS $8,843.80

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

2022 REAL ESTATE TAX

Charles W. Thomas, CFC, Pinellas County Tax Collector
Pay in U.S. funds to **Charles W. Thomas, Tax Collector**
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

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DE CANDIDO, GABRIEL A TRE
DE CANDIDO, PATRICIA H TRE
12521 FRANK DR N
SEMINOLE, FL 33776-1717

Duplicate N/A 05/10/2023
Paid 11/30/2022 Receipt # 406-22-TAX-000348 $8,490.05

Item 5B.

Code Enforcement Case: CE-22-0050

Entered on: 08/09/2022 1:42 PM
Printed on: 05/10/2023

Topic: Zoning
Status: Open
Due Date:
Assigned To: Cory Snyder
Initiated by: Neighbor

Permit

Permit #:
Business name:
License #:

Property Location

Occupant Name:
Address: 530 LILLIAN DR , 33708
Phone:
Cell #:
APN : 10-31-15-19980-000-0590

Owner Information

Owner Name: DE CANDIDO, PATRICIA H TRE
Address: 12521 FRANK DR N
SEMINOLE, FL 33776
Phone:
Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Jared Moren	08/08/2022		The city received a written complaint from the neighbor Gabe Dicandido regarding short-term rental violations at 528 Lillian.
Inspection	Jared Moren	08/09/2022	8:10 am	On 08/09/2022 at 0810 hours I made contact with Misa Daly of Kansas who confirmed she rented the property via AIR BnB starting on 08/07/2022 and ending on the morning of 08/10/2022. Misa advised she will stay three nights and paid $900.00 for the rental. Contact captured on BWC SO22-250170.
Notice of Violation	Jared Moren	08/09/2022	1:51 pm	Send to (Owner)
Notice of Violation	Jared Moren	08/09/2022	1:52 pm	Send to (Owner)
Phone Call	Jared Moren	08/17/2022	9:15 am	On 08/17/2022 at approximately 0915, I received a voicemail message on the city code enforcement phone from 727-458-5333; the caller identified himself as Mr. Hughes and advised he had received the courtesy letter and wished to speak with code enforcement regarding the violation. I attempted to return his call twice, leaving a voicemail.
Case Notes	Jared Moren	08/18/2022	10:00 am	I made telephone contact with Robert Hughes of 528 Lillian, the original NOV was sent to 528 Lillian by mistake; however, the offending property is 530 Lillian. The address was changed to 530 to reflect the correct address and a new NOV issued.
Notice of Violation	Jared Moren	08/18/2022	10:10 am	Send to (Owner)
Notice of Violation	Jared Moren	08/18/2022	10:10 am	Send to (Owner)
Inspection	Jared Moren	08/29/2022	12:07 pm	I made contact with Nikki of Indiana who explained she rented the property via VRBO for the following dates. Wednesday the 24th through the 31st 6 nights for $177.00 per day. Nikki added she reserved the property prior to the owner receiving the NOV. Nikki explained the owner called her the day before she arrived in the city of her uncles funeral. Nikki stated the owner told her he recently received the NOV and could not rent the property; however, made an exception due to it being booked for a funeral. Due to the circumstances and the property being rented before the owner received proper notice; this occurrence will be documented for informational purposes. Recheck in 5 days.
Case Closure	Jared Moren	09/08/2022	10:24 am	NO EVIDENCE OF CONTINUED VIOLATION - COMPLIANCE ACHEIEVED - CASE CLOSED
Reinspection	Cory Snyder	09/22/2022	12:30 pm	RE-INSPECTION, CONTACT MADE WITH RENTER PHILLIP THOMAS BLACK WHO ADVISED DEPUTY KRAGER THE PROPERTY WAS RENTED FOR ONE DAY. BLACK THEN BECAME EVASE AND WOULDNT PROVIDE ANY FURTHER DETAILS.
Citation (NTA) Issued	Cory Snyder	09/22/2022	2:00 pm	NTA CITATION ISSUED TO GABRIEL DECANDIDO. FOR VIOALTION OF STR 1ST OFFENSE $93.00 AND OF A COURT DATE OF 10/27/2022 AT

Item 5B.

			HOURS.
Inspection	Cory Snyder	03/09/2023 7:50 am	Repeat violation. Renters from Canada identified. 1 month for $5500 76545
NOH - Notice of Hearing	Cory Snyder	05/05/2023 10:30 am	Send to (Owner)
NOH - Statement of Violation	Cory Snyder	05/05/2023 10:30 am	Send to (Owner)
NOH - Affidavit of Service	Cory Snyder	05/05/2023 10:30 am	Send to (Owner)

Violations

#	Violation Type	Due Date	Status	Closed Date
1	R-1 Violations Corrections Required:Your property is zoned R-1 and requires a minimum rental period of 6 months or more. Short-term rentals of less than 6 months are prohibited. On 08/09/2022 I identified a short-term rental violation at your property. You must immediately cease all rental activity for periods less than 6 months or be subject to daily fines.		Open	
2	Registration required Corrections Required:Any rental within the city must register and obtain a business tax receipt from city hall. Please contact city hall if you intend to rent your home.		Open	

Inspection Notes

Date: _____ Time: _____

Findings:_____

_____

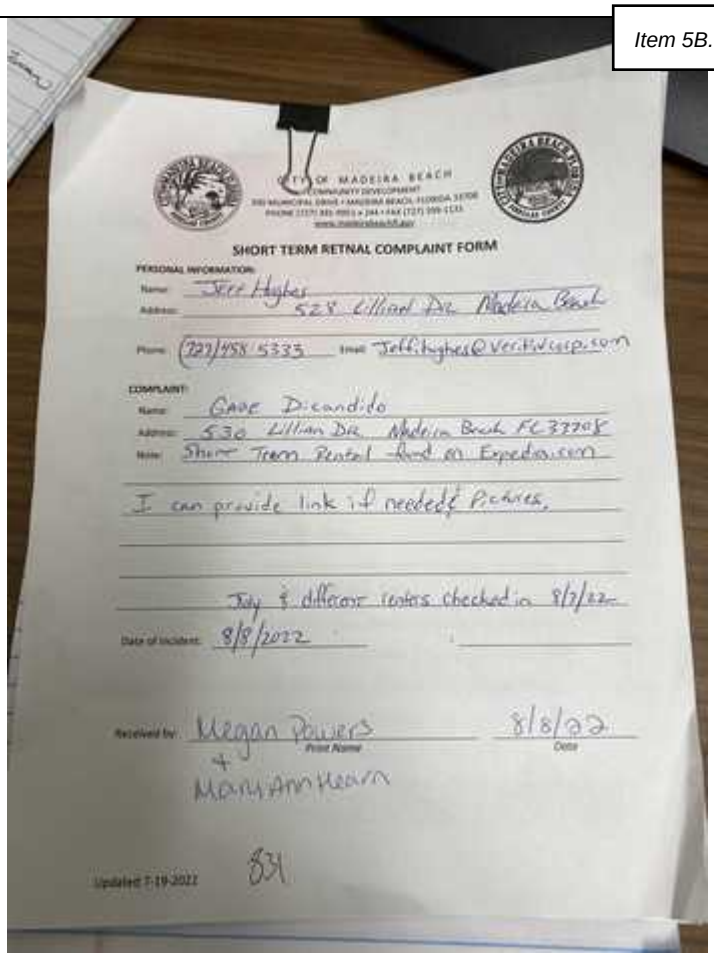
_____

_____

Photographs

Item 5B.

STR INVEST 8-9-22 528 LILLIAN.docx	Written Complaint.jpeg
CaseReport_SO23-76545.pdf	CaseReport_SO22-304656.pdf



CITY OF MADEIRA BEACH
COMMUNITY DEVELOPMENT

SHORT TERM RETNAL COMPLAINT FORM

PERSONAL INFORMATION:
Name: Jeff Hughes
Address: 528 Lillian Dr. Madeira Beach
Phone: (727) 458 5333 Email: Jeff.hughes@verizonwireless.com

COMPLAINT:
Name: Gage Dicandido
Address: 530 Lillian Dr. Madeira Beach FL 33708
Note: Short Term Rental Rented on Expedia.com

I can provide link if needed & Pictures.

Jay & different renters checked in 8/7/22

Date of Incident: 8/8/2022

Received by: Megan Powers 8/8/22
Print Name Date
+
Mariam Hearn

Updated 7-19-2022

834

Waterfront 3/2 bath HOUSE open floor plan.

4.67 ·3 reviews·Madeira Beach, Florida, United States
Share
Save

Show all photos

Entire home hosted by Melissa

1. 8 guests
2. · 3 bedrooms
3. · 4 beds
4. · 2 baths

tons of storage for long term stays. Smart tvs and wifi for your entertainment.. .and if u desire just sit right out back and enjoy some peaceful fishing...
Show more

What this place offers

Canal view
Kitchen
Wifi
Free parking on premises
Pets allowed
TV
Washer
Central air conditioning
Security cameras on property
Unavailable: Carbon monoxide alarm~~Carbon monoxide alarm~~
Show all 20 amenities

7 nights in Madeira Beach

Oct 12, 2022 - Oct 19, 2022

- Su
- Mo
- Tu
- We
- Th
- Fr
- Sa

- Su
- Mo
- Tu
- We
- Th
- Fr
- Sa

October 2022

						1
2	3	4	5	6	7	8
9	10	11	12	13 Part of selected date range.	14 Part of selected date range.	15 Part of selected date range.
16 Part of selected date range.	17 Part of selected date range.	18 Part of selected date range.	19	20	21	22
23	24	25	26	27	28	29
30	31					

November 2022

		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Clear dates
$225 $191 night
$191 per night, originally $225
4.67 ·3 reviews
CHECK-IN
10/12/2022
CHECKOUT
10/19/2022
GUESTS
2 guests
Reserve

- You won't be charged yet

$225 x 7 nights
View price breakdown
$1,575
Weekly discount
View price breakdown
-$236
Cleaning fee
View price breakdown
$125
Service fee
View price breakdown
$207
Total before taxes
$1,671

This is a rare find.

Melissa's place on Airbnb is usually fully booked.

Report this listing

4.67 out of 5 stars from 3 reviews

4.67 · 3 reviews

Cleanliness

CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE - MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 295 - FAX (727) 399-1131

- NOTICE OF VIOLATION -

DE CANDIDO, PATRICIA H TRE
12521 FRANK DR N
SEMINOLE, FL 33776

Case No: CE-22-0050
RE: 530 LILLIAN DR

INSPECTION DATE: August 9, 2022
PARCEL NUMBER: 10-31-15-19980-000-0590
LEGAL DESCRIPTION: CRYSTAL ISLAND 1ST ADD

Dear OWNER, **August 18, 2022**

An inspection of your property revealed a violation(s) of the City Code of Ordinances. The following violations were found to exist;

Specifically, your property is in violation of the following:

Code Violation:	Code Section:	Violation:
R-1 Violations	110-176	The R-1, single-family residential district provides for single-family residential development located where lower density single-family uses are desirable. The R-1, single-family residential district correlates with the residential urban (RU) category of the Countywide Plan. The lots and dwellings are larger sized to provide for the desired density of use. Essential services and public facilities compatible with this residential district are also provided. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a six-month period. (Code 1983, § 20-404; Ord. No. 1069, § 1, 2-28-06; Ord. No. 1138, § 2, 12-9-08)
Registration required	34-503	It is unlawful for any person to allow another person to occupy any residential property as a vacation rental within the city or offer such rental services within the city, unless the person has registered the vacation rental property with the city and the vacation rental property has been issued a certificate of compliance in accordance with the provisions of this division. A person may not allow another person to occupy any residential property as a vacation rental without the issuance of a certificate of compliance if; The residential property has an effective and valid license as a vacation rental classification of public lodging establishment issued by the state department of business and professional regulations prior to February 28, 2006; and The residential property is not in violation of any section of the Code of Ordinances; and

		An application for registration of the residential property as vacation rental has been filed pursuant to section 34-504 and all applicable fees have been paid; and That said occupancy was scheduled prior to November 10, 2015 as evidenced by a written and valid executed rental agreement or contract provided to city code enforcement no later than December 10, 2015. (Ord. No. 2015-13, § 1, 11-10-15)

Code Section:	Corrective Action:	Compliance Due Date:
110-176	Your property is zoned R-1 and requires a minimum rental period of 6 months or more. Short-term rentals of less than 6 months are prohibited. On 08/09/2022 I identified a short-term rental violation at your property. You must immediately cease all rental activity for periods less than 6 months or be subject to daily fines.	August 25, 2022
34-503	Any rental within the city must register and obtain a business tax receipt from city hall. Please contact city hall if you intend to rent your home.	August 25, 2022

The violation(s) must be corrected by **August 25, 2022**. If the violation(s) are not remedied and discontinued, you will receive a notice to appear for a hearing before the Madeira Beach Special Magistrate for failure to correct the violation(s).

If you should have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Jared Moren
Deputy Sheriff
Telephone: 727-391-9951 x 295

Method of Delivery: Certified Mail

PLEASE NOTIFY THIS OFFICE AS SOON AS THE VIOLATION(S) IS CORRECTED

NOTE: You are hereby notified to correct the attached violation(s) and notify the above signed Code Enforcement Officer within the time limits specified. Failure to comply will result in charges being filed against you with the Special Magistrate of the City of Madeira Beach which may result in a potential fine of up to $250.00 per day. Repeat violators can be fined up to $500.00 per day. Such charges will be a lien upon the real and/or personal property of the violator and may be collected pursuant to law. The City is also entitled to collect all costs incurred in recording and satisfying a lien against the property.

COUNTY COURT, PINELLAS COUNTY, FLORIDA
NOTICE TO APPEAR/ORDINANCE VIOLATION

OBTS Number	SPN Number	Court Case Number

Agency:	Report Number: (OFFICER)
PINELLAS COUNTY SO	SO22-304656

THE UNDERSIGNED SWEARS THAT HAS REASONABLE GROUNDS TO BELIEVE THAT THE BELOW NAMED DEFENDANT, AT THE TIME AND PLACE LISTED,

Day of Week	Month	Day	Year	Time
THU	9	22	2022	02:00 PM

Name First	Middle	Last
GABRIEL	DECANDIDO	

Street
12521 FRANK DR N

City	State	Zip Code	Race	Sex
SEMINOLE	FL	33776	W	M

Telephone	Place of Birth	Citizenship	Soc Sec Number
	NY	USA	148404633

Driver License Number	State	Employment
D-253-280-48-015-0	FL	

Date of Birth	Height	Weight	Hair Color	Eye Color
01/15/48	602			

LOCATION OF OFFENSE
530 LILLIAN DR

IN PINELLAS COUNTY FLORIDA, DID COMMIT THE FOLLOWING OFFENSE:

SHORT TERM RENTAL VIOLATION LESS 6 MO.
110-176 PROHIBITED USES SHALL INCLUDE, BUT ARE NOT LIMITED TO, SHORT TERM RENTALS OF A HOUSING UNIT. AS USED IN THIS DIVISION, THE TERM "SHORT TERM RENTAL" SHALL MEAN ANY RENTAL OF A DWELLING UNIT, OR PORTION THEREOF, FOR LESS THAN A SIX-MONTH PERIOD. "RENTER IDENTIFED ON 9/22/2022 FOR 1 DAY". 530 LILLIAN IS IN R-1 ZONE AND 6 MO MINIMUM FOR RENTALS.

CONTRARY TO ☐ FLORIDA STATE STATUTE ☑ ORDINANCE

CITY/COUNTY OF:	SECTION	SUB-SECTION
MADERIA BEACH	1110	176

☐ THIS IS A MISDEMEANOR VIOLATION OF FLORIDA STATE STATUTES REQUIRING AN APPEARANCE IN COURT.
☐ THIS IS A CRIMINAL ORDINANCE VIOLATION REQUIRING AN APPEARANCE IN COURT, THE PAYMENT OF THE LISTED FINE, OR A WRITTEN PLEA OF NOT GUILTY TO THE OFFENSE CHARGED IN PERSON OR BY MAIL WITHIN THIRTY (30) CALENDAR DAYS.
☑ THIS IS A NON-CRIMINAL ORDINANCE VIOLATION REQUIRING PAYMENT OF THE LISTED FINE OR A WRITTEN PLEA OF NOT GUILTY TO THE OFFENSE CHARGED IN PERSON OR BY MAIL WITHIN THIRTY (30) CALENDAR DAYS

COURT INFORMATION

DATE	TIME	COURTROOM	FINE
10/27/2022	01:30 PM	1	$93.00

CRIMINAL JUSTICE CENTER
14250 49TH STREET N
CLEARWATER, FLORIDA 33762

I agree to (1) appear at the time and place designated above to answer to the offense charged; (2) enter a written plea of not guilty to the offense charged in person or by mail; or (3) pay the fine listed. I understand that should I willfully fail to appear, fail to enter a written plea of not guilty, or fail to pay the required fine within thirty (30) calendar days, a capias may be issued for my arrest.
I certify by my signature the above listed address is correct.

Defendant's Signature	58793	03332988
Rank/Signature of Officer	Badge Number	SPN Number

PINELLAS COUNTY SHERIFF'S OFFICE

PCSO - OFFENSE SO22-304656

Report Date: 09/22/2022

Primary Information

Description:	**ORDINANCE VIOLATION SHORT TERM RENTAL VIOLATION**
Occurrence From:	**09/22/2022 13:39**
Occurrence To:	**09/22/2022 13:39**
Source Of Call:	**ON VIEW**
Dissemination Code:	**UNCLASSIFIED**
Shift:	**ALPHA - EARLY**
Reporting LEO:	**SNYDER, CORY F DEP (58793 / COMMUNITY POLICING S.CNTY / PINELLAS COUNTY SHERIFF'S OFFICE)**
Backup LEO:	**KRAGER, PATRICK DEP (54114 / COMMUNITY POLICING S.CNTY / PINELLAS COUNTY SHERIFF'S OFFICE)**
Report Status:	**Approved**
Report Status Date:	**09/25/2022**
Approved By:	**STIBBARD, JASON W SGT (55368 / PINELLAS COUNTY SHERIFF'S OFFICE)**

Response Information

Time Call Received:	**09/22/2022 12:26**
Time Dispatched:	**09/22/2022 00:00**
Time Arrived:	**09/22/2022 12:26**
Time Completed:	**09/22/2022 14:31**

Address #1 - OCCURRED #1 - 530 LILLIAN DR

Primary Information

Address:	**530 LILLIAN DR, MADEIRA BEACH, Florida 33708 UNITED STATES**
District (PCSO ONLY):	**Central**
UCR Municipality (Formerly: Contract City):	**MADEIRA BCH**
Grid:	**607**
Occurred Squad (PCSO ONLY):	**SQ3**
Sector (PCSO ONLY):	**35**

Offenses

Offense Type	Offense	Attempted/Committed	Statute	UCR Class
NON-CRIMINAL VIOLATION	**CITY ORDINANCE VIOLATION**	**COMMITTED**	**000.000**	**0000**

Subject #1 - SUSPECT #1 - DECANDIDO, GABRIEL A MD

Primary Information

Subject Name:	**DECANDIDO, GABRIEL A MD**
Record Type:	**PERSON**
Bio:	**74 yr. old, WHITE, MALE**
Birth Date:	**01/15/1948**
Juvenile:	**NO**

This report is property of PINELLAS COUNTY SHERIFF'S OFFICE. Neither it nor its contents may be disseminated to unauthorized personnel.

Subject #1 - SUSPECT #1 - DECANDIDO, GABRIEL A MD - Continued

Primary Information - Continued

Place Of Birth:	**NY**
Residence Status:	**PERMANENT**
Residence Type:	**COUNTY**

Relationship Information

Related Offense:	**SUSPECT of COMMITTED NON-CRIMINAL VIOLATION CITY ORDINANCE VIOLATION (000.000) (0000)**
Suspect Type:	**SUSPECT**
Homicide Victim:	**NO**
Hate Crime Victim:	**NO**
Domestic Violence:	**NO**
Use Of Force:	**NO**

Personal Information

Height:	**602**
US Citizen:	**YES**
Citizenship Country:	**UNITED STATES**
Photo:	**YES**

Employment Information

Employed:	**YES**
Occupation:	**PHYSICIAN (RETIRED, JAN 2020)**
Previous Occupation:	**MEDICAL DIRECTOR OF ALF**

Addresses

Relationship	Address
HOME ADDRESS	**12521 FRANK DR N, SEMINOLE, Florida 33776 UNITED STATES**

Telephones / E-Addresses

Relationship	Number/E-Address
CELLULAR PHONE	**(727) 474-7280 (BUSINESS & HOME)**

Analysis Information

Sick Or Injured:	**NO**
MHU Referral for Follow Up:	**NO**
Cargo Theft:	**NO**
Alarm:	**NO**
Location Type:	**RESIDENCE**
Forced Entry:	**NOT APPLICABLE**
Alcohol Related:	**NO**
Drug Related:	**NO**
Hate Crime:	**NO**
Sex Crime:	**NO**

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Analysis Information - Continued

Juvenile Crime:	**NO**
Domestic Violence:	**NO**
Senior Abuse:	**NO**
Child Abuse:	**NO**
Gang Related:	**NO**
School Zone:	**NO**
Public Housing:	**NO**
Signature Act:	**NO**
Electronic Identification:	**NO**

Officers

LEO

SIEM, DIMAS DEP (58209 / COMMUNITY POLICING S.CNTY / PINELLAS COUNTY SHERIFF'S OFFICE)

Narrative

On 9/22/2022, Gabriel Decandido was issued a non-criminal Ordinance Citation for Violation of Short Term Rental.

In August 2022, a complaint was received from a neighboring resident of 530 Lillian Dr in reference to Short term rental Activity at this location.

Madeira Beach City Code states:

Sec. 110-176. - Definition; purpose and intent.

The R-1, single-family residential district provides for single-family residential development located where lower density single-family uses are desirable. The R-1, single-family residential district correlates with the residential urban (RU) category of the Countywide Plan. The lots and dwellings are larger sized to provide for the desired density of use. Essential services and public facilities compatible with this residential district are also provided.

Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a six-month period.

Pinellas County Property appraiser shows Gabriel Decandido as the current owner of the property. Madeira Beach City Zoning shows 530 Lillian Dr in an R-1 zone.

On 8/9/2022 a violation was identified when a renter reported staying at the residence for a period of less than 6 months.

On 8/19/2022 a letter was issues to the homeowner GABRIEL DECANDIDO in reference to the violation with instructions to cease the activity.

On 8/29/2022 a violation was identified when a renter reported staying at the residence e for a period less than 6 months.

On 9/22/2022 Deputy Krager made contact with the a subject at 530 Lillian Dr, after receiving information form a neighbor about new subjects at the address. Deputy Krager made contact and was advised by a subject at the house that he rented for a single day. When questioned further, the subject began to change his original statement saying he knew the owner, and rented it but didn't pay.

This was captured on Deputy Krager's Body Worn Camera.

This report is property of PINELLAS COUNTY SHERIFF'S OFFICE. Neither it nor its contents may be disseminated to unauthorized personnel.

Narrative - Continued

It is common for Air B and B hosts that are operating improperly to have guest report to law enforcement that they are friends or family of the owners to avoid any potential violations.

Air B and B has the property listed on the website for daily rentals in amounts around $200 to $250 per night. I did not see any information on the website indicating the property had a 6 month minimum.

I then proceeded to GABRIEL DECANDIDO's residence at 12521 Frank Dr in Seminole Fl. No one was home at the residence and I prepared a Non-Criminal Notice to Appear for Violation of Short Rental.

The Citation Carries a $93.00 fine and/or a court Date at the Pinellas County Justice Center on 10/27/2022 at 1330 hours.

The citation was posted on the property.

See attached photographs and documents.

Disposition: Case Closed, Solved Non-Criminal

Record Status Information

Record Origination Operator:	**System, ACISS (PINELLAS CO SHERIFFS OFC / PINELLAS COUNTY SHERIFF'S OFFICE)**
Record Origination Date:	**09/22/2022 14:40**
Last Update Operator:	**STIBBARD, JASON W SGT (55368 / COMMUNITY POLICING S.CNTY / PINELLAS COUNTY SHERIFF'S OFFICE)**
Last Update Date:	**09/25/2022 11:42**

This report is property of PINELLAS COUNTY SHERIFF'S OFFICE. Neither it nor its contents may be disseminated to unauthorized personnel.

Item 5B.

Register of Actions

Case No. 22-13450-MO

Order Documents! Click Here! Request Now! Including Certified!

STATE OF FLORIDA vs. DECANDIDO, GABRIEL

Case Type:	**MUNICIPAL - ORDINANCE**
Date Filed:	**10/03/2022**
Location:	**Division P**
Judicial Officer:	**CARBALLO, JOHN**
NTA REPORT NUMBER:	**SO22-304656**
UNIFORM CASE NUMBER:	**522022MO013450000APC**

Party Information

Attorneys

DEFENDANT DECANDIDO, GABRIEL
12521 FRANK DR N
SEMINOLE, FL 33776

Male White
DOB: 01/15/1948
6' 2"

MUNICIPALITY CITY OF MADEIRA BEACH
300 MUNICIPAL DR
MADEIRA BEACH, FL 33708

Charge Information - (Check PCSO for Custody Info)

Charges: DECANDIDO, GABRIEL	Statute	Level	Date
1. SHORT TERM RENTAL VIOLATION LESS 6 MO	5	MUNICIPAL ORDINANC	09/22/2022

Events & Orders of the Court

DISPOSITIONS

10/22/2022 **Plea**
1. SHORT TERM RENTAL VIOLATION LESS 6 MO
GUILTY PLEA (FINE PAID)

10/22/2022 **Disposition**
1. SHORT TERM RENTAL VIOLATION LESS 6 MO
NO TRIAL - ADJUDICATED GUILTY

OTHER EVENTS AND HEARINGS

12/01/2022 *CANCELED* **ARRAIGNMENT** (1:30 PM) (Judicial Officer CARBALLO, JOHN)
PAID IN FULL

10/03/2022 **NOTICE TO APPEAR ORDINANCE** **Doc # 1**
-
Party: MADEIRA BEACH - ORD FILING FEE

Financial Information

DEFENDANT DECANDIDO, GABRIEL

Court Ordered Click Here! Pay Now! Fines, Fees, Costs?

Total Financial Assessment	93.00
Total Payments and Credits	93.00
Balance Due as of 05/10/2023	**0.00**

50

Item 5B.

10/06/2022 10/22/2022	Transaction Assessment PAYMENTTHROUGH INTEGRATION	Receipt # WB-2022-28019	DECANDIDO, GABRIEL	
	ORDINANCE FILING FEE MADEIRA BEACH - ORD FILING FEE			
	Total Financial Assessment			10.00
	Total Payments and Credits			10.00
	Balance Due as of 05/10/2023			**0.00**
10/06/2022	Transaction Assessment			10.00
10/18/2022	COUNTER PAYMENT	Receipt # CJ-2022-50348	CITY OF MADEIRA BEACH	(10.00)

Court Ordered Click Here! Pay Now! Fines, Fees, Costs?

C I T Y O F M A D E I R A B E A C H

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE - MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 295 - FAX (727) 399-1131

- NOTICE OF VIOLATION -

DE CANDIDO, PATRICIA H TRE
12521 FRANK DR N
SEMINOLE, FL 33776

Case No: CE-23-0013
RE: 530 LILLIAN DR

INSPECTION DATE: March 9, 2023
PARCEL NUMBER: 10-31-15-19980-000-0590
LEGAL DESCRIPTION: CRYSTAL ISLAND 1ST ADD

Dear OWNER, **March 9, 2023**

An inspection of your property revealed a violation(s) of the City Code of Ordinances. The following violations were found to exist;

Specifically, your property is in violation of the following:

Code Violation:	Code Section:	Violation:
R-1 Violations	110-176	The R-1, single-family residential district provides for single-family residential development located where lower density single-family uses are desirable. The R-1, single-family residential district correlates with the residential urban (RU) category of the Countywide Plan. The lots and dwellings are larger sized to provide for the desired density of use. Essential services and public facilities compatible with this residential district are also provided. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a six-month period. (Code 1983, § 20-404; Ord. No. 1069, § 1, 2-28-06; Ord. No. 1138, § 2, 12-9-08)

Code Section:	Corrective Action:	Compliance Due Date:
110-176	Please make corrections to listed violations	IMMEDIATELY

The violation(s) must be corrected by **IMMEDIATELY**. If the violation(s) are not remedied and discontinued, you will receive a notice to appear for a hearing before the Madeira Beach Special Magistrate for failure to correct the violation(s).

If you should have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Cory Snyder
Deputy Sheriff
Telephone: 727-391-9951 x 295

Method of Delivery:

PLEASE NOTIFY THIS OFFICE AS SOON AS THE VIOLATION(S) IS CORRECTED

NOTE: You are hereby notified to correct the attached violation(s) and notify the above signed Code Enforcement Officer within the time limits specified. Failure to comply will result in charges being filed against you with the Special Magistrate of the City of Madeira Beach which may result in a potential fine of up to $250.00 per day. Repeat violators can be fined up to $500.00 per day. Such charges will be a lien upon the real and/or personal property of the violator and may be collected pursuant to law. The City is also entitled to collect all costs incurred in recording and satisfying a lien against the property.

PINELLAS COUNTY SHERIFF'S OFFICE

PCSO - INCIDENT SO23-76545

Report Date: 03/09/2023

Primary Information

Incident Type:	**INFO - ORDINANCE VIOLATIONS**
Occurrence From:	**03/09/2023 07:48**
Occurrence To:	**03/09/2023 07:48**
Source Of Call:	**ON VIEW**
Dissemination Code:	**UNCLASSIFIED**
Shift:	**BRAVO - EARLY**
Reporting LEO:	**SNYDER, CORY F DEP (58793 / COMMUNITY POLICING S.CNTY / PINELLAS COUNTY SHERIFF'S OFFICE)**
Backup LEO:	**KRAGER, PATRICK DEP (54114 / COMMUNITY POLICING S.CNTY / PINELLAS COUNTY SHERIFF'S OFFICE)**
Report Status:	**Approved**
Report Status Date:	**03/13/2023**
Approved By:	**STIBBARD, JASON W SGT (55368 / PINELLAS COUNTY SHERIFF'S OFFICE)**

Response Information

Time Call Received:	**03/09/2023 07:48**
Time Dispatched:	**03/09/2023 07:48**
Time Arrived:	**03/09/2023 07:48**
Time Completed:	**03/09/2023 08:03**

Agency Reference Numbers

Agency	Case/File Number
PINELLAS COUNTY SHERIFF'S OFFICE	**SO22-304656: CITY ORDINANCE VIOLATION**

Address #1 - OCCURRED #1 - 530 LILLIAN DR

Primary Information

Address:	**530 LILLIAN DR, MADEIRA BEACH, Florida 33708 UNITED STATES**
District (PCSO ONLY):	**Central**
UCR Municipality (Formerly: Contract City):	**MADEIRA BCH**
Grid:	**607**
Occurred Squad (PCSO ONLY):	**SQ3**
Sector (PCSO ONLY):	**35**

Subject #1 - OTHER #1 - DECANDIDO, GABRIEL A MD

Primary Information

Subject Name:	**DECANDIDO, GABRIEL A MD**
Record Type:	**PERSON**
Bio:	**75 yr. old, WHITE, MALE**
Birth Date:	**01/15/1948**
Juvenile:	**NO**
Place Of Birth:	**NEW YORK**

This report is property of PINELLAS COUNTY SHERIFF'S OFFICE. Neither it nor its contents may be disseminated to unauthorized personnel.

Subject #1 - OTHER #1 - DECANDIDO, GABRIEL A MD - Continued

Primary Information - Continued

Place Of Birth State:	**New York**
Place Of Birth Country:	**UNITED STATES**
Residence Status:	**PERMANENT**
Residence Type:	**COUNTY**

Relationship Information

Homicide Victim:	**NO**
Hate Crime Victim:	**NO**
Domestic Violence:	**NO**
Use Of Force:	**NO**

Personal Information

Height:	**602**
US Citizen:	**YES**
Citizenship Country:	**UNITED STATES**
Photo:	**YES**

Employment Information

Employed:	**YES**
Occupation:	**PHYSICIAN (RETIRED, JAN 2020)**
Previous Occupation:	**MEDICAL DIRECTOR OF ALF**

Addresses

Relationship	Address
HOME ADDRESS	**12521 FRANK DR N, SEMINOLE, Florida 33776 UNITED STATES**

Telephones / E-Addresses

Relationship	Number/E-Address
CELLULAR PHONE	**(727) 474-7280 (BUSINESS & HOME)**

Analysis Information

Sick Or Injured:	**NO**
MHU Referral for Follow Up:	**NO**
Suspicious P/V:	**NO**
Marchman Act:	**NO**
Disturbance:	**NO**
Alarm:	**NO**
Baker Act:	**NO**
Electronic Identification:	**NO**

Narrative

On 3/9/2023, I identified a repeat Short Term Rental Violation at 530 Lillian Dr.

This report is property of PINELLAS COUNTY SHERIFF'S OFFICE. Neither it nor its contents may be disseminated to unauthorized personnel.

Narrative - Continued

This property was previously identified as a Short Term rental violator and property owner, Gabriel Decandido, was issued a Non Criminal Ordinance, Notice to Appear Citation.

See SO22-304656 for additional information.

Mr. Decandido plead guilty to the violation on 12/22/2022.

On this date, I made contact with a couple from Canada who reported they rented 530 Lillian Dr for a period of 1 month, March 1st through the 31st for a sum of $5500. The advertisement for the property was found on VRBO.

The conversation was captured on Body Worn Camera and uploaded to the server.

This property is zoned R-1 zone and a has a 6 month minimum rental restriction.

Madeira Beach City code States:

Sec. 110-176. - Definition; purpose and intent.
The R-1, single-family residential district provides for single-family residential development located where lower density single-family uses are desirable. The R-1, single-family residential district correlates with the residential urban (RU) category of the Countywide Plan. The lots and dwellings are larger sized to provide for the desired density of use. Essential services and public facilities compatible with this residential district are also provided.

Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a six-month period.

Due to repeat nature of the violation, this case will be set before the Madeira Beach Special Magistrate in April of 2023.

Disposition: Case Closed, Solved Non-Criminal

Record Status Information

Record Origination Operator:	**System, ACISS (PINELLAS CO SHERIFFS OFC / PINELLAS COUNTY SHERIFF'S OFFICE)**
Record Origination Date:	**03/09/2023 08:10**
Last Update Operator:	**STIBBARD, JASON W SGT (55368 / COMMUNITY POLICING S.CNTY / PINELLAS COUNTY SHERIFF'S OFFICE)**
Last Update Date:	**03/13/2023 09:35**

This report is property of PINELLAS COUNTY SHERIFF'S OFFICE. Neither it nor its contents may be disseminated to unauthorized personnel.

CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE - MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 295 - FAX (727) 399-1131

SPECIAL MAGISTRATE
STATEMENT OF VIOLATION/REQUEST FOR HEARING

DE CANDIDO, PATRICIA H TRE
12521 FRANK DR N
SEMINOLE, FL 33776

Case No: CE-22-0050
RE: 530 LILLIAN DR

DATE: May 10, 2023
PARCEL NUMBER: 10-31-15-19980-000-0590
LEGAL DESCRIPTION: CRYSTAL ISLAND 1ST ADD

Code(s) which have been violated:

Code Violation:	Code Section:	Violation:
R-1 Violations	110-176	The R-1, single-family residential district provides for single-family residential development located where lower density single-family uses are desirable. The R-1, single-family residential district correlates with the residential urban (RU) category of the Countywide Plan. The lots and dwellings are larger sized to provide for the desired density of use. Essential services and public facilities compatible with this residential district are also provided. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a six-month period. (Code 1983, § 20-404; Ord. No. 1069, § 1, 2-28-06; Ord. No. 1138, § 2, 12-9-08)
Registration required	34-503	It is unlawful for any person to allow another person to occupy any residential property as a vacation rental within the city or offer such rental services within the city, unless the person has registered the vacation rental property with the city and the vacation rental property has been issued a certificate of compliance in accordance with the provisions of this division. A person may not allow another person to occupy any residential property as a vacation rental without the issuance of a certificate of compliance if; The residential property has an effective and valid license as a vacation rental classification of public lodging establishment issued by the state department of business and professional regulations prior to February 28, 2006; and The residential property is not in violation of any section of the Code of Ordinances; and An application for registration of the residential property as a vacation rental has been filed pursuant to section 34-504 and all applicable fees have been paid; and That said occupancy was scheduled prior to November 10, 2015 as evidenced by a written and valid executed rental

		agreement or contract provided to city code enforcement no later than December 10, 2015. (Ord. No. 2015-13, § 1, 11-10-15)

1. On **08/09/2022**, a Code Enforcement Case for the property listed was opened

2. On **08/09/2022**, an inspection was conducted on the listed property identifying the listed violation(s)

3. On **08/18/2022,** a Notice of Violation was mailed and/or posted with instructions on how to remedy the violations listed.

4. On **9/22/2022**, the propepty was inspected and a short term violation was identified.

5. On **9/22/2022**, the property owner Gabriel DeCandido was issued a non criminal citation for violation of Madeira Beach city code 110-176.

6. On **10/22/2022**, Gabriel DeCandido plead guilty to the citation in Pinellas County courts.

7. On **03/09/2023**, a re-inspection was conducted and "short term" renters were dicovered in the propetry staying for 1 month for the amount of $5500.

8. On **05/10/2023**, a Notice of Hearing was mailed and/or posted with a scheduled hearing date

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE MADEIRA BEACH SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.

Deputy Cory Snyder, Deputy Sheriff

CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE - MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 295 - FAX (727) 399-1131

SPECIAL MAGISTRATE
AFFIDAVIT OF SERVICE

CITY OF MADEIRA BEACH, FL
300 MUNICIPAL DRIVE
MADEIRA BEACH, FL 33708
Petitioner,

vs.

DE CANDIDO, PATRICIA H TRE
12521 FRANK DR N
SEMINOLE, FL 33776
Respondent,

RE: 530 LILLIAN DR
PARCEL NUMBER: 10-31-15-19980-000-0590
LEGAL DESCRIPTION: CRYSTAL ISLAND 1ST ADD

AFFIDAVIT OF SERVICE

I, Cory Snyder, Community Policing Officer of the City of Madeira Beach, upon being duly sworn, deposed and says the following:
That pursuant to Florida Statue 162.12,

On the 10th day of May, 2023, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 10th day of May, 2023, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 10th day of May, 2023, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at Vacant Lot on Gulf Blvd, Madeira Beach FL. Parcel # 10-31-15-43272-000-0390, ISLAND ESTATES UNIT NO. 1 LOT 39 & N 1/2 OF LOT 40 in the City of Madeira Beach.

On the 10th day of May, 2023, I caused the attached **NOTICE OF HEARING/ORDER** to be posted at the Municipal Government Offices, 300 MUNICIPAL DR, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Deputy Cory Snyder, Deputy Sheriff

State of Florida
County of Pinellas
Before me on 10th day of May,2023, personally appeared Cory Snyder who executed the foregoing instrument and who is personally known to me.

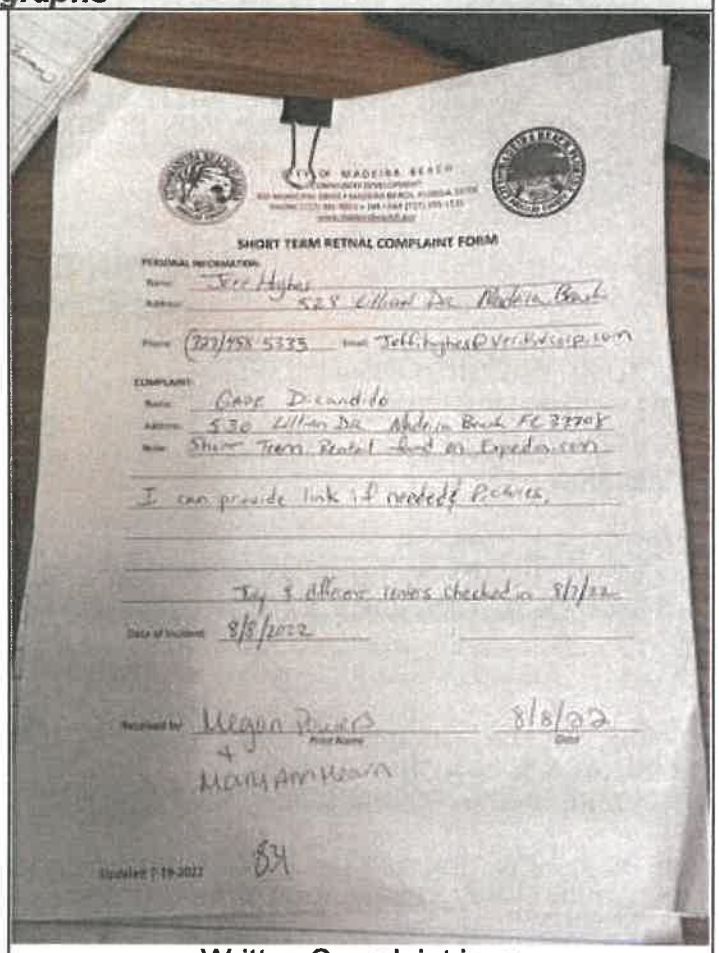
Notary

SEAL

HOLDEN PINKARD
MY COMMISSION EXPIRES JUNE 28, 2025
#HH 128379
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Photographs

STR INVEST 8-9-22 528 LILLIAN.docx



SHORT TERM RETNAL COMPLAINT FORM

PERSONAL INFORMATION:

Name: Jeff Hyber

Address: 528 Lillian Dr Madeira Beach

Phone: (727) 458-5335 Email: Jeff.Hyber@verizonwireless.com

COMPLAINT:

Name: Gage Diandido

Address: 530 Lillian Dr Madeira Beach FL 33708

Note: Short Term Rental Ad on Expedia.com

I can provide link if needed. Photos,

Jay & officer Jones checked on 8/7/22

Date of Incident: 8/8/2022

Received by: Megan Rivera 8/8/22

Print Name Date

+ Mary Ann Mann

Updated 7-19-2022 SH

Written Complaint.jpeg

CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE - MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 295 - FAX (727) 399-1131

SPECIAL MAGISTRATE
NOTICE OF HEARING

CITY OF MADEIRA BEACH, FL
300 MUNICIPAL DRIVE
MADEIRA BEACH, FL 33708
Petitioner,

vs.

DE CANDIDO, PATRICIA H TRE
12521 FRANK DR N
SEMINOLE, FL 33776
Respondent,

RE: 530 LILLIAN DR
PARCEL NUMBER: 10-31-15-19980-000-0590
LEGAL DESCRIPTION: CRYSTAL ISLAND 1ST ADD

YOU ARE HEREBY FORMALLY NOTIFIED that at on **Monday** the **22nd** day of **May**, 2023 there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

Violation Detail:

Code Violation:	Code Section:	Violation:
R-1 Violations	110-176	The R-1, single-family residential district provides for single-family residential development located where lower density single-family uses are desirable. The R-1, single-family residential district correlates with the residential urban (RU) category of the Countywide Plan. The lots and dwellings are larger sized to provide for the desired density of use. Essential services and public facilities compatible with this residential district are also provided. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a six-month period. (Code 1983, § 20-404; Ord. No. 1069, § 1, 2-28-06; Ord. No. 1138, § 2, 12-9-08)
Registration required	34-503	It is unlawful for any person to allow another person to occupy any residential property as a vacation rental within the city or offer such rental services within the city, unless the person has registered the vacation rental property with the city and the vacation rental property has been issued a certificate of compliance in accordance with the provisions of this division. A person may not allow another person to occupy any residential property as a vacation rental without the issuance of a certificate of compliance if; The residential property has an effective and valid license as a vacation rental classification of public lodging establishment issued by the state department of business and professional regulations prior to February 28, 2006; and The residential property is not in violation of any section of the

		Code of Ordinances; and An application for registration of the residential property as a vacation rental has been filed pursuant to section 34-504 and all applicable fees have been paid; and That said occupancy was scheduled prior to November 10, 2015 as evidenced by a written and valid executed rental agreement or contract provided to city code enforcement no later than December 10, 2015. (Ord. No. 2015-13, § 1, 11-10-15)

You are hereby ordered to appear before the Madeira Beach Special Magistrate on that date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $500.00 per day against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may be presented to the Madeira Beach Special Magistrate even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have to opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation, should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Assistant to Code Enforcement of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 x 244.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 10th day of May, 2023

Deputy Cory Snyder, Deputy Sheriff

FES A BEACH

CITY OF MADEIRA BEACH FLORIDA
PINELLAS COUNTY

300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL

7022 2410 0002 9255 9697

quadient
FIRST-CLASS MAIL
IMI
$008.34 0
05/10/2023 ZIP 33708
043M31233717
US POSTAGE

STATEMENT OF VIOLATION/REQ

DE CANDIDO, PATRICIA H TRE
12521 FRANK DR N
SEMINOLE, FL 33776

Cas
RE:

DATE: May 10, 2023

7022 2410 0002 9255 9697

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark
Here

Sent To
DECANDIDO, PATRICIA

Street and Apt. No., or PO Box No.
12521 FRANK DR N

City, State, ZIP+4®
SEMINOLE FL 33776

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

SPECIAL MAGISTRATE
AFFIDAVIT OF COMPLIANCE

April 7, 2023

CITY OF MADEIRA BEACH, FL
300 MUNICIPAL DRIVE
MADEIRA BEACH, FL 33708
Petitioner,

vs.

BERNARD SCOTT LLC,
13227 2nd St. East,
Madeira Beach, FL 33708
Respondent,

CASE NO. 2022.3387

I, Holden Pinkard, *Operations Coordinator,* have personal examined the property described in

Madeira Beach Notice of Violation: 03/01/2022
Madeira Beach Special Magistrate Order: 08/09/2022

In the abovementioned case findings, said property has complied with Sec. 86-52, of the Code of the City of Madeira Beach, Florida, as of 04/06/2023.

Holden Pinkard, Operations Coordinator

STATE OF FLORIDA
COUNTY OF PINELLAS
Before me on this 7th day April 2023, Holden Pinkard, personally appeared who executed the foregoing instrument and who is personally known to me.

Barbara A. Scott
Notary

SEAL

BARBARA A. SCOTT
MY COMMISSION # HH 084091
EXPIRES: May 22, 2025
Bonded Thru Notary Public Underwriters

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

SPECIAL MAGISTRATE

AFFIDAVIT OF SERVICE

CITY OF MADEIRA BEACH, FLORIDA
300 MUNICIPAL DRIVE
MADEIRA BEACH, FL 33708
Petitioner,

DATE: 05/19/2023
CASE # 2021.3387

Vs.

BERNARD SCOTT LLC
301 W PLATT ST STE 223
TAMPA, FL 33606
Respondent,

RE Property: 13227 2nd Street E. **Parcel #** 15-31-15-65304-011-0060

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK K, LOTS 6 AND 7

AFFIDAVIT OF SERVICE

I, Grace Mills, Code Compliance Officer II of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the _12_ day of May, 2023, I mailed a copy of the attached NOTICE OF HEARING via certified Mail, Return Receipt requested.

On the __12_ day of May, 2023, I mailed a copy of the attached NOTICE OF HEARING/ via First Class Mail.

On the __12_ day of May, 2023, I posted a copy of the attached NOTICE OF HEARING/ on the property located at 13227 2nd Street E. Parcel # 15-31-15-65304-011-0060 the City of Madeira Beach.

On the __12_ day of May, 2023, I caused the attached NOTICE OF HEARING/ to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

Grace Mills, Code Compliance Officer II

State of Florida

County of Pinellas

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or ____ online notarization, this 19th day of May, 2023, by Grace Mills, who is personally known to me, or produced _____ as identification. My Commission Expires: 6/26/2025

Notary Public – State of Florida

Print or type Name.
HOLDEN PINKARD

HOLDEN PINKARD
MY COMMISSION EXPIRES
JUNE 26, 2025
#HH 128379
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

SPECIAL MAGISTRATE

NOTICE OF HEARING

CITY OF MADEIRA BEACH, FL
300 MUNICIPAL DRIVE
MADEIRA BEACH, FL 33708
Petitioner,

CASE #2021.3387
DATE: 05/12/2023

vs.

BERNARD SCOTT LLC
301 W PLATT ST STE 223
TAMPA, FL 33606
Respondent,

RE: Property: 13227 2nd Street East, Madeira Beach, FL 33708. **Parcel #**: 15-31-15-65304-011-0060

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK K, LOTS 6 AND 7

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY the 22nd** day of **MAY, 2023** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive,Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violations:

Sec. 86-52. - When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovered flat slabs of no greater than 50 square feet, for

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

work of a strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violations and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation, should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Assistant to Code Enforcement of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 extension 244.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 12th day of May ,2023

Grace Mills

Grace Mills, Code Compliance Officer II

INSPECTION FIELD SHEET

Printed by Frank DeSantis

12/27/22
12:28:58

INSPECTION: 46777 Demo Final

PERMIT:
STATUS:
APPLICATION: 8508
ASSIGNED TO: 2020 FBC's

LOC: 13227 2ND STREET EAST
MADEIRA BEACH

PROPERTY ID: 15-31-15-65304-011-0060

OWNER: BARBARA LAVENDER

CONTRACTOR: BARBARA LAVENDER

REQUEST BY: _____

PROJ DESC: ATF PERMIT, selective demo in garage only!
WORK ORDER:

CHECKLIST: P/F AREA / COMMENT COMPLY BY
Remarks

INSPECTOR: FD
REQUESTED: 12/27/22
SCHEDULED:
UNPAID FEES: .00

RESULT: PASS'D
PRIORITY:
COMPLETED: _____ _____
Date Time

MILEAGE: _____

TIME: TRAVEL _____ ONSITE _____

COMMENTS:
call 813-431-7175 for access
Created from inspection 46737 on 12/27/2022 by 1046fdes

SEE ATTACHED PICS

(SPOKE TO HO ON-SITE)

27/Dec/2022 10:12
27.78378° N 82.78758°

27/Dec/2022 10:11
27.78378° N 82.78758°

Jayco
27/Dec/2022 10:12
27.78378° N 82.78758°

INSPECTION FIELD SHEET

Printed by Holden Pinkard

05/18/23
11:28:29

INSPECTION: 46965 Building Final

PERMIT: 20230066
STATUS: COMPLT 01/20/23
EXPIRE: 07/31/23
APPLICATION: 8899
ASSIGNED TO: 2020 FBC's

LOC: 13227 2ND STREET EAST
MADEIRA BEACH

PROPERTY ID: 15-31-15-65304-011-0060

OWNER: BARBARA LAVENDER

CONTRACTOR: BARBARA LAVENDER

REQUEST BY: _____

PROJ DESC: siding, pavers by garage only
WORK ORDER:

CHECKLIST: Remarks	P/F	AREA / COMMENT	COMPLY BY
	P		

INSPECTOR: FD
REQUESTED:
SCHEDULED: 01/24/23
UNPAID FEES: .00

RESULT: PASS
PRIORITY:
COMPLETED: 01/31/23
Date Time

MILEAGE: .00

TIME: TRAVEL ONSITE

COMMENTS:
813-431-7175 CODE COMPLIANCE ATTACHED.

INSPECTION FIELD SHEET

05/18/23
11:27:35

Printed by Holden Pinkard

INSPECTION: 47280 Roof Final

PERMIT: 20230145
STATUS: COMPLT 02/16/23
EXPIRE: 08/20/23
APPLICATION: 8958
ASSIGNED TO: 2020 FBC's

LOC: 13227 2ND STREET EAST
MADEIRA BEACH

PROPERTY ID: 15-31-15-65304-011-0060

OWNER: BARBARA LAVENDER

CONTRACTOR: BARBARA LAVENDER

REQUEST BY: _____

PROJ DESC: ROOF & SOFFITT EXTENSION
WORK ORDER:

CHECKLIST: Remarks	P/F	AREA / COMMENT	COMPLY BY
	P		

INSPECTOR: SB
REQUESTED:
SCHEDULED: 02/20/23
UNPAID FEES: .00

RESULT: PASS
PRIORITY:
COMPLETED: 02/20/23
Date Time

MILEAGE: .00

TIME: TRAVEL ONSITE

COMMENTS:
SOFFITT

INSPECTION FIELD SHEET

Printed by Holden Pinkard **05/18/23 11:26:44**

INSPECTION: 47645 Building Final

PERMIT:
STATUS:
APPLICATION: 9029
ASSIGNED TO: 2020 FBC's

LOC: 13227 2ND STREET EAST
MADEIRA BEACH

PROPERTY ID: 15-31-15-65304-011-0060

OWNER: BERNARD SCOTT LLC

CONTRACTOR: PRECISION DOOR SERVICE
813-876-4326 813-876-4326

REQUEST BY:

PROJ DESC: Garage door e/c/o
WORK ORDER:

CHECKLIST: Remarks	P/F	AREA / COMMENT	COMPLY BY
	P		

INSPECTOR: FD
REQUESTED:
SCHEDULED: 04/06/23
UNPAID FEES: .00

RESULT: PASS
PRIORITY:
COMPLETED: 04/06/23
Date Time

MILEAGE: .00

TIME: TRAVEL ONSITE

COMMENTS:
813-431-4175